

PERSONAL REPRESENTATIVE'S DEED

OF DISTRIBUTION

019418

42-21

KNOW ALL BY THESE PRESENTS THAT I, PAUL F. POULIN of York Harbor, York County, Maine, duly appointed and acting Personal Representative of the ESTATE OF ARLINE C. POULIN, deceased, late of Waterville, testate, as shown by the probate records of Kennebec County (Docket No. 94-579), by the power conferred by the Maine Probate Code and every other power, in distribution of the Estate of said decedent, do hereby grant and release to PAUL F. POULIN whose mailing address is P.O. Box 564, York Harbor, ME, 03911, his heirs and assigns, being the person entitled to distribution under Article SECOND (B) of the will of Arline C. Poulin, the hereinafter described real property located in Kennebec County, Maine, described as follows:

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A certain lot or parcel of land which was formerly the property of Harvey D. Eaton, situated on Cherry Hill Drive, Waterville, Kennebec County, Maine, bounded and described as follows:

Commencing at an iron pin on the northerly line of Cherry Hill Drive at the southwest corner of a certain lot or parcel of land sold to Charles W. Keep, thence westerly along and in the northerly line of Cherry Hill Drive a distance of One Hundred Forty (140) feet to another pin;

Thence turning and running northerly a distance of about Two Hundred (200) feet, more or less, (this distance is approximate) to an iron pin marking the southwest corner of Lot No. 41;

Thence turning and running easterly in the southerly line of Lot No. 41 a distance of Seventy-Two and One Tenth (72.1) feet to an iron pin marking the southeast corner of Lot No. 41 and the southwest corner of Lot No. 42;

Thence continuing in a straight line along the southerly line of Lot No. 42 a distance of Sixty-One and

Ninety-Five One Hundredths (61.95) feet to an iron pin marking the northwest corner of Keep's land;

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Thence turning and running southerly a distance of Two Hundred Ten (210) feet, more or less, (this distance is approximate) to the point of beginning.

The line between Lot. No. 48 and No. 47 as originally shown said Cherry Hill Plan is abolished and the above described parcel of land is to be taken as one building lot, and shall be known as Lot No. 47.

This conveyance is made upon express conditions, limitations and covenants as follows:

FIRST: This entire tract, shown by the Cherry Hill referred to above is restricted to building for residential purposes only, by the Waterville Zoning Ordinance, and said Lot No. 47, and all the lots shown by said plan are entitled to and subject to the benefits of said ordinance.

SECOND: It is further covenanted and agreed that neither this Lot No. 47 nor any other lot shown on said plan shall be used for building more than one dwelling house and that no house shall be adapted for use by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand Dollars (\$15,000.00) on said Cherry Hill Drive.

FOURTH: No building or any part of a building shall ever be erected or allowed to stand upon said lot within Fifty (50) feet of any of the streets shown on said plan or within Ten (10) feet of the boundary line of the lot, except as to corner lots, for instance like Lot No. 1, the set back of Fifty (50) feet from the street shall apply only on the side next to the principal street, that is, in the case of Lot No. 1 to the side next to the First Rangeway.

Being the same premises described in a deed from Arline C. Poulin as Personal Representative of the Estate of Albert A. Poulin to Arline C. Poulin dated 12/17/90 and recorded in Kennebec County Registry of Deeds in Book 3870, Page 225.

WITNESS my hand and seal in my said capacity this 23rd day of the month of August, 1995.

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SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]

Paul F. Poulin

(L.S.)

Paul F. Poulin
Personal Representative of the
Estate of Arline C. Poulin

STATE OF MAINE
COUNTY OF Cumberland, ss.:

August 23, 1995

Then personally appeared the above-named Paul F. Poulin
and acknowledged the foregoing instrument to be his free act
and deed in his said capacity as Personal Representative of
the Estate of Arline C. Poulin.

[Signature]

Notary Public



TXR:43181-1.wp

RECEIVED KENNEBEC SS.

95 AUG 25 AM 9:00

ATTEST: *[Signature]*
REGISTER OF DEEDS